



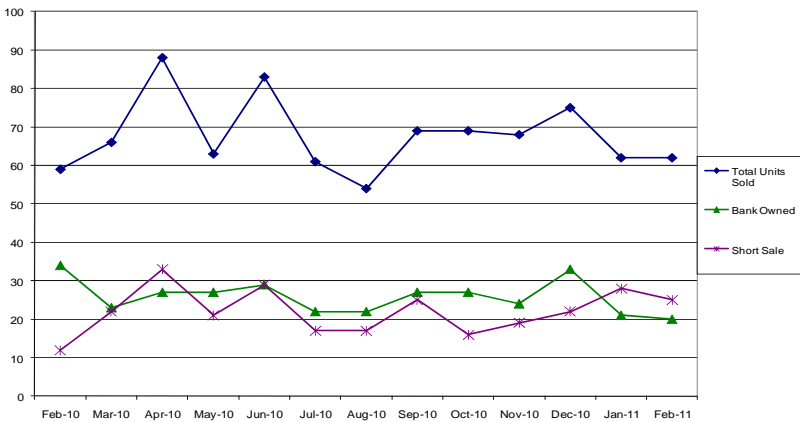
## Brentwood Housing Statistics February 2011 Report

### Summary:

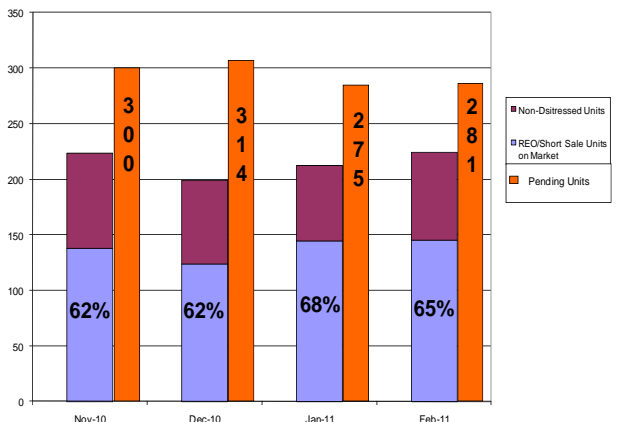
The housing data contained in this report reflects information reported for the month of February 2011. The total number of active listings on the MLS was 224. There were 281 units pending. The median listing and average listing prices for February were \$319,900 and \$385,973 respectively (both numbers decreased). This is the first time Since January 2007, that the average listing price has dropped below \$400,000.

The total units sold in February was 62 (no change from January). Distressed units remain the largest portion of total units sold at 73% or 45 of the 62 units. The median sold price in February was \$294,500 and the average sold price was \$310,983.

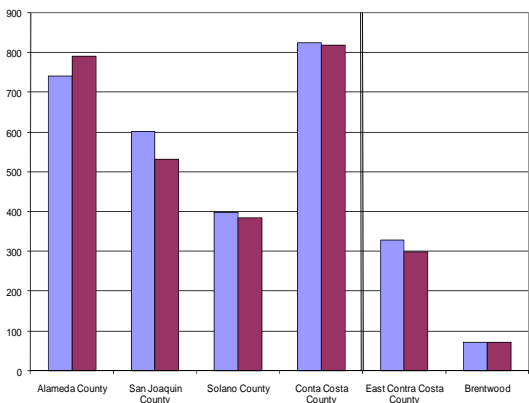
**BRENTWOOD**  
Resale Units Sold by Type of Sale



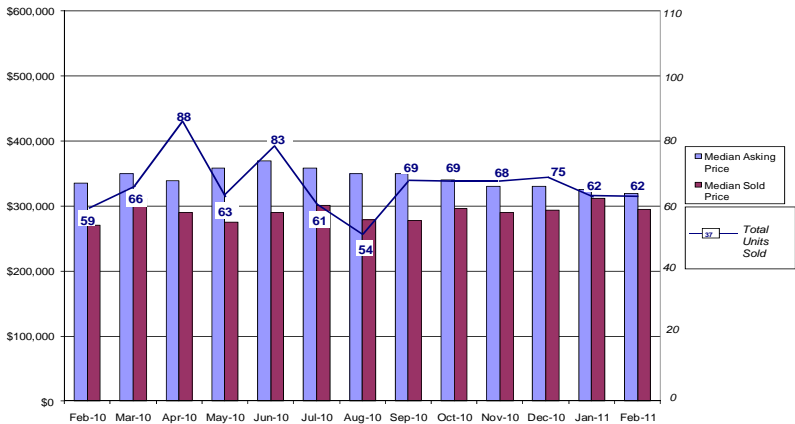
**BRENTWOOD**  
Total Units on Market



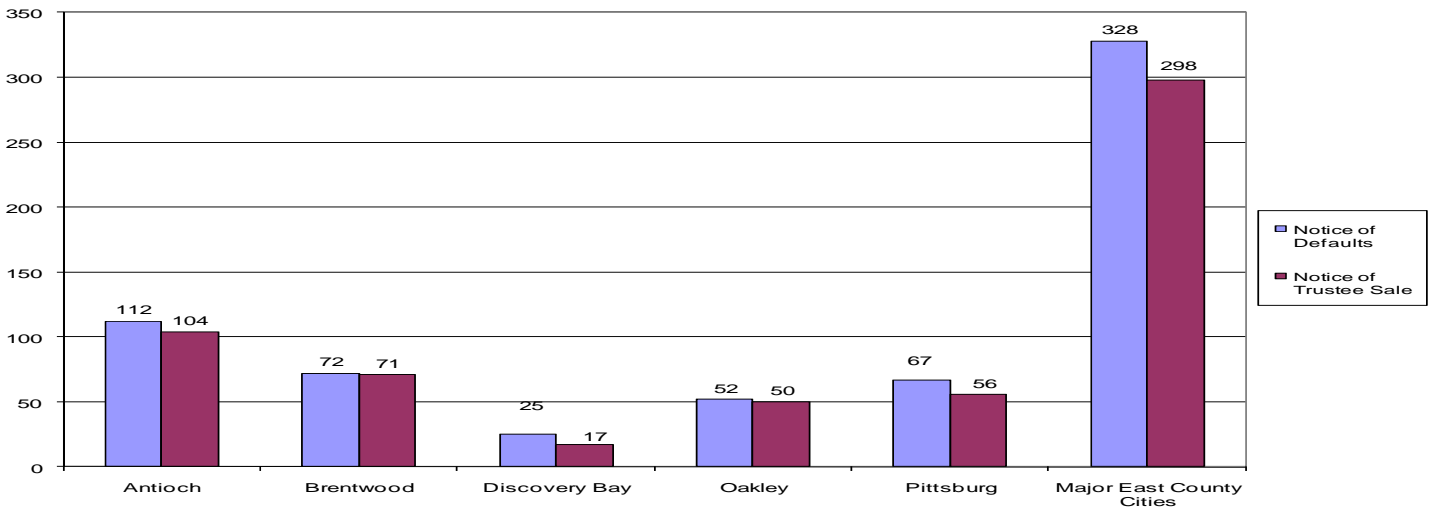
**Notices by County**  
(Month of February 2011)



**BRENTWOOD**  
Median Asking vs. Median Sold



**East County Distress Units**  
(Month of February 2011)



Source: [www.dataquick.com](http://www.dataquick.com). All reported data were for cases with a recorded/publication date, within the actual month of February. All data reported as of February 28, 2011.

Please see our definition section located on Page 2.

**For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.**



## Brentwood Housing Statistics February 2011 Report

### **Definitions:**

#### **Notice of Default (NOD)**

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

#### **Notice of Trustee Sale (NOT)**

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

#### **Real Estate Owned (REO)**

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

#### **Short Sales**

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

### **Sold**

<b>BRENTWOOD</b>	Dec-10	Jan-11	Feb-11
Total # of Properties Sold	75	62	62
# of Short Sales Sold	22	28	25
# of REO's Sold	33	21	20
% of Sold - Distressed	73%	79%	73%
Median Sold Price	294,000	312,450	294,500
Average Sold Price	313,802	301,377	310,983
<b>ANTIOCH</b>	Dec-10	Jan-11	Feb-11
Total # of Properties Sold	114	100	96
# of Short Sales Sold	32	16	26
# of REO's Sold	55	65	52
% of Sold - Distressed	76%	81%	81%
Median Sold Price	185,000	198,000	194,000
Average Sold Price	180,986	187,571	189,779
<b>OAKLEY</b>	Dec-10	Jan-11	Feb-11
Total # of Properties Sold	51	34	34
# of Short Sales Sold	18	7	7
# of REO's Sold	26	19	21
% of Sold - Distressed	86%	76%	82%
Median Sold Price	185,000	194,500	200,500
Average Sold Price	205,332	206,321	211,108
<b>DISCOVERY BAY</b>	Dec-10	Jan-11	Feb-11
Total # of Properties Sold	15	17	19
# of Short Sales Sold	7	6	10
# of REO's Sold	6	8	5
% of Sold - Distressed	87%	82%	79%
Median Sold Price	275,000	298,000	316,000
Average Sold Price	300,050	333,794	325,658

### **Listings**

<b>BRENTWOOD</b>	Dec-10	Jan-11	Feb-11
# of Active Listings	199	212	224
# of Short Sales Listed	94	96	103
# of REO's Listed	30	48	42
% of Actives - Distressed	62%	68%	65%
Median Listing Price	330,000	325,000	319,900
Average Listing Price	442,964	417,104	385,973
<b>ANTIOCH</b>	Dec-10	Jan-11	Feb-11
# of Active Listings	433	440	466
# of Short Sales Listed	195	184	213
# of REO's Listed	140	144	136
% of Actives - Distressed	77%	75%	75%
Median Listing Price	199,000	199,000	194,000
Average Listing Price	201,988	201,112	197,520
<b>OAKLEY</b>	Dec-10	Jan-11	Feb-11
# of Active Listings	146	146	140
# of Short Sales Listed	65	61	66
# of REO's Listed	34	45	36
% of Actives - Distressed	68%	73%	73%
Median Asking Price	239,949	233,500	219,900
Average Asking Price	254,359	249,974	244,111
<b>DISCOVERY BAY</b>	Dec-10	Jan-11	Feb-11
# of Active Listings	83	57	65
# of Short Sales Listed	38	19	25
# of REO's Listed	13	8	9
% of Actives - Distressed	61%	47%	52%
Median Asking Price	349,000	340,000	315,000
Average Asking Price	489,932	521,889	481,606